

ENVIRONMENTAL CHECKLIST (WAC 197-11-960)

PURPOSE OF THE CHECKLIST:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, whenever possible) and help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply”. Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NON-PROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered “does not apply.” In ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words “project,” “applicant,” and “property site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

TO BE COMPLETED BY THE APPLICANT

A. BACKGROUND

1. Name of proposed project, if applicable: Kirkland/Juanita Village: A Mixed Use Development
2. Name of applicant: BRE Properties, Inc.
3. Address and phone number of applicant and contact person: Mr. Drew Colquitt
2326 North 196th Place, Upper Cabana, Shoreline, WA 98133; (206) 364-4800
4. Date checklist prepared: October 19, 1998
5. Tax parcel number: 375790-0005-05, 375790-0015-03, 375790-0025-01, 375790-0035-09, 375790-0055-04, 375790-0065-02, 375790-0080-03, 302605-9228-06
6. Agency requesting checklist: City of Kirkland
7. Proposed timing or schedule (including phasing, if applicable): 1999-2004
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.
9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Preliminary Geotechnical Reports, Traffic Report, Wetland Determination
10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. The City of Kirkland is currently in the design phase of roadway, pedestrian and storm water improvements for Juanita Drive and 97th Ave NE adjacent to the subject site. According to the City, the construction of the improvements are scheduled for 1999. The City may be required to secure a shoreline substantial development permit prior to construction of a new outfall to Lake Washington.
11. List any governmental approvals or permits that will be needed for your proposal, if known. Zoning Permit, Process I IA, Administrative Design Review, Building Permit, Right-of-Way Use Permit, Design Departure, Land Surface Modification Permit, Boundary Line Adjustment Permit

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12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Kirkland/Juanita Village is a mixed use development proposed for approximately 11.42 acres in the Juanita Business District of Kirkland. The development is composed of 459 residential units, 57,400 sq.ft. of retail and commercial space, 971 parking spaces, recreational facilities for residents, and outdoor public spaces. Housing units range in type from three, two, and one bedroom apartments to studios and worklofts. It is the intention of this project to achieve the City's goals for the JBD 1 area as expressed in the Juanita Business District zoning and Design Regulations.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographical map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

97th Ave NE and NE 120th Place, Kirkland, WA S 30, T 26, R 5

See attached legal description.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: (circle one) **Flat**, rolling, hilly, steep slopes, mountainous, other:
Mostly flat with a gentle grade from the northeast to the southwest.
- b. What is the steepest slope on the site (approximate percent slope)? \mp 5%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Silty sand and native sand with varying amounts of silt and gravel. The *Geologic Map of Kirkland Quadrangle, Washington*, by James P. Minard (1983), shows that the soils are mapped as recessional outwash (Qcr) in the southern and southwestern portions of the site, and as advance outwash (Qvr) in the northern and northeastern portions of the site. The medium dense to very dense sands encountered beneath the fill appear to correlate with the Qva soils.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Based on preliminary pad evaluation information and general assumptions regarding the suitability of soil conditions, the development of the site will require approximately 32,250 cubic yards of cut and 24,000 cubic yards of fill. The cut and fill quantities are associated with building foundations, parking garages and utilities. The fill will consist of the export of demolition waste below the existing ground line plus topsoil strippings from undeveloped areas.
- f. Could erosion occur as a result of clearing, construction, or use?
Some temporary erosion could occur during construction.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

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Approximately 79.5%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Potential erosion of the area will be controlled utilizing City of Kirkland regulations and standards implemented during the construction and post construction phases of the project.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust will be generated as a result of clearing, grading and drying of the soils. Emissions from equipment are expected to be minimal and no violation of the air quality standards is expected to occur as a result of this development.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so generally describe.

Vehicle traffic on roadways in the vicinity of the project generate emissions and odors; however, it is not anticipated that these emissions will significantly impact the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Water will be sprayed on exposed soils, wheels of construction vehicles will be sprayed before leaving the site, rocks will be placed at the construction entrances, and periodic cleaning of streets in the vicinity of the site will occur.

3. Water

a. Surface

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river flows into.

Lake Washington lies approximately ¼ mile south of the site.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

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3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water of wetlands and indicate the area of the site that could be affected. Indicate the source of fill material.

None.

4. Will the proposal require surface water withdrawals or diversions? Give description, purpose, and approximate quantities if known.

No.

5. Does the proposal lie within a 100-year floodplain? If so, note the location on the site plan.

No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

1. Will ground water be withdrawn or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water runoff

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

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There are multiple methods available to the site for the management of storm water. The northern third of the site currently drains westerly to Juanita Creek. The mid and southerly portion of the property sheet flows to Juanita Drive where storm water is collected within the roadway storm system and tightlined to Lake Washington. Following development, it is anticipated that storm water generated in the northern third of the site will be collected in a series of catch basins and tightlined to the existing storm water manhole located in 120th Place and ultimately discharge in its current location within Juanita Creek. This portion of the site is substantially impervious and therefore, the proposed development would not substantially alter the existing flow characteristics for this portion of the site. Stormwater generated from the mid and southern portions of the site will be collected in a series of catch basins and either routed to the west or east, depending on final storm water design improvements within Juanita Drive. The ultimate design for this system will be better understood by November, 1998 according to the City's engineering consultant.

2. Could waste materials enter ground or surface waters? If so, generally describe.

No.

- d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any.

Measures to control surface, ground and runoff water impacts will be implemented in accordance with all applicable regulations and standards.

4. Plants

- a. Check or circle types of vegetation found on the site:

☒ deciduous trees: **alder, maple, cottonwood**, aspen, other
☐ evergreen trees: fir, cedar, pine, other
☒ shrubs: ferns, **blackberry**
☒ grass: **ryegrass, vetch**
☐ pasture
☐ crop or grain

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 x wet soil plants: cattail, **buttercup**, bulrush, skunk cabbage, other: soft rush
 water plants: water lily, eelgrass, milfoil, other
 x other types of vegetation: **thistle**

- b. What kind and amount of vegetation will be removed or altered?

The site will be cleared and re-landscaped in accordance with the City of Kirkland landscaping code.

- c. List threatened or endangered species known to be on or near the site.

None are known to exist.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The site will be landscaped with a combination of native and ornamental plants as required by city of Kirkland codes.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, **songbirds**, other

mammals: deer, bear, elk, beaver, other

fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened or endangered species known to be on or near the site.

None are known to exist.

- c. Is the site part of a migration route? If so, explain.

No.

- d. Proposed measures to preserve or enhance wildlife, if any:

None are necessary.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

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Electric and natural gas.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal?

Building code requirements for energy conservation will be followed.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so describe.

No.

- 1) Describe special emergency services that might be required?

None.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

N/A

- b. Noise

- 1) What types of noise exist in this area which may affect your project (for example: traffic, equipment, operation, other)?

Noise associated with traffic on the adjacent arterial roads.

- 2) What types and levels of noise would be created by or associated with the project on a short term or a long-term basis (for example, traffic, equipment, operation, other)? Indicate what hours noise would come from the site.

There will be short-term noise impacts as a result of construction equipment. This will occur during construction periods.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction noise will be mitigated with the use of muffler systems and heavy equipment in good mechanical repair.
Construction activity will be confined to normal construction hours.

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8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The site is currently occupied by retail uses (strip-shopping center with retail, grocery store, restaurants, etc.)

- b. Has the site been used for agriculture? If so, describe.

Not to our knowledge.

- c. Describe any structures on the site.

One-story strip shopping center type of buildings.

- d. Will any structures be demolished? If so, what?

All structures will be demolished.

- e. What is the current zoning classification of the site?

Business District (JBD1).

- f. What is the current comprehensive plan designation of the site?

Commercial.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

Approximately 716 people will reside in the completed project. Approximately 80 people will work in the completed project.

- j. Approximately how many people would the completed project displace?

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The subject site currently accommodates a number of small convenience retail stores and a local food store totalling approximately 49,500 square feet. The proposed project will provide approximately 57,400 square feet of similar convenience retail uses.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None are necessary. The project will be constructed in stages in order to minimize the disruption to existing businesses.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed development will comply with special requirements for JBD1 and Administrative Design Regulations. See ADR application.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Approximately 415 predominately middle income apartment/townhome units with a mix of studio, one, two and three-bedroom units.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principle exterior building material(s) proposed?

The heights of the buildings vary with the tallest building being approximately 48 feet above the average building elevation.

- b. What views in the immediate vicinity would be altered or obstructed?

Views from adjacent properties may be altered by the development.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

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The development will include a variety of roof forms, building materials, landscaping, diversity in architectural style and height of buildings.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light associated with retail parking areas and residential building lighting.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Building lighting will be shielded and directed on-site. Parking area and pedestrian lighting will be directed to vehicular and pedestrian areas.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Juanita Beach Park is located directly west and south of the site, across 97th Ave NE.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project of applicant, if any:

The development will contain a variety of recreational opportunities both public and private. Public amenities will include: pedestrian walkways around and within the project site, a central public plaza fountain area, and widened sidewalks with outdoor seating café opportunities. Private recreational facilities will include: a common pool, a fitness center, outdoor decks, garden courtyards, and an indoor media room.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None are known.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None are known.

- c. Proposed measures to reduce or control impacts, if any:

None are necessary. If an archeological site is found during the course of construction, the State Historical Preservation Office will be notified.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Juanita Drive, NE 122nd Place, NE 120th Place, and 97th Avenue NE.

- b. Is the site currently served by public transit? If not, what is the approximated distance to the nearest transit stop?

Yes. Buses 234, 260 and 275 make stops along 98th Ave and 931 stops on 97th Ave NE. Busses 255 and 258 use Juanita Drive. All of these stops are adjacent to the site. There is also a Park and Ride at the corner of NE 124th and NE 100th.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project will have 971 spaces. 209 parking spaces would be eliminated.

- d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The City of Kirkland is currently planning improvements to Juanita Drive including expansion to 2 lanes in each direction, a center turn lane, 5-foot wide bicycle lanes, and 10-foot wide sidewalks. Improvements are also planned for 97th and 98th Avenue NE which include constructing a bike lane, parallel parking, a 10-foot curb, gutter, and sidewalks.

- e. Will the project use (or occur in the vicinity of) water, rail, or air transportation? If so, generally describe.

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No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The development will generate 2,139 net new vehicle trips. The AM peak is 213 net new vehicle trips and the PM peak is 202 net new vehicle trips.

- g. Proposed measures to reduce or control transportation impacts, if any:

Mitigation fees and road improvements.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project may result in an incremental increase in the need for public services based on the new residential units.

- b. Proposed measures to reduce or control direct impacts on public service, if any.

School mitigation fees will be paid if it is determined that the development has adverse impacts on schools.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity and Natural Gas: *Puget Sound Energy*

Water and Sewer: *Northshore Utility District*

Refuse Services: *Sno-King County*

Cable: *TCI Cable*

Phone: *GTE Northwest*

TO BE COMPLETED BY THE APPLICANT

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date Submitted: